

LOT  
49

401/401a Walton Breck Road, Liverpool. L4 2RN

GUIDE PRICE **£85,000+**\*

VACANT RESIDENTIAL

- A 3 storey mid terrace converted to provide 2 x flats
- Double glazing
- Central heating

A three storey middle terraced property converted to provide 2 self-contained flats (1 x 1 and 1 x 3 maisonette) both benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £10,800 per annum. Alternatively the property could be let on an individual basis to 4/5 tenants at £85pppw with a potential rental income of approximately £22,100 per annum.

**Situated** Fronting Walton Breck Road at its junction with Anfield Road in a popular location within walking distance to local amenities, Liverpool Football Club, schooling and approximately 3 miles from Liverpool City Centre.

**Ground Floor** Flat 1 - Lounge, Kitchen, Bedroom, Bathroom/WC.

**First Floor** Flat 2 - Lounge, Kitchen, Bedroom, Bathroom/WC.

**Second Floor** 2 Further Bedrooms.

**Outside** Yard to rear. Flat 1 also benefits from a private yard.

